



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 17, 2015
1508-PUD-15
Exhibit 1

Docket Number: 1508-PUD-15 (Ordinance No. 15-24)

Petitioner: Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

Request: An amendment to add an additional 0.529 acres+/- to the Spring Mill Station NE Quadrant PUD. The amendment includes adding Curbside Pickup as a permitted use, adding associated development standards, and modifying the sign standards.

Current Zoning: Andover North PUD District (Ordinance 06-12)

Current Land Use: Residential / Agricultural

Zoning History: 1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan
1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan
1508-DDP-14, Curbside Pickup Detailed Development Plan (Pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Amendment Ordinance
5. Character Exhibit
6. Overall Site Plan
7. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the July 2, 2015, City Council meeting. The petition received a public hearing at the August 3, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the August 3, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Spring Mill Station NE Quadrant PUD (the “PUD Ordinance”), which is located at the northeast corner of 161st Street and Springmill Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to incorporate additional land, as well as modify the permitted uses, development standards, and sign standards, as further described below.

1. **Changes to the Real Estate:** The proposed amendment incorporates an additional 0.529 acres+/- directly north of the current store into the PUD District as “Area A.4” (the “Property”) (see **Exhibit 2**).
2. **Definitions:** The proposed amendment defines “Curb Side Pickup Station” as “Dedicated parking spaces with covering canopy, appurtenances and wayfinding/identification signage where merchandise is picked up.”
3. **Permitted Uses:** The proposed amendment permits a Curb Side Pickup Station on the Property.
4. **Setbacks:** The existing PUD Ordinance requires side and rear setbacks of sixty (60) feet when abutting a residential district. The amendment proposes a setback of forty (40) feet along the north property line. Additionally, the amendment proposes the separation between the Curb Side Pickup Station and existing grocery store be at least thirty (30) feet.
5. **Parking:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment eliminates the requirement for stacking spaces and a by-pass lane for a Curb Side Pickup Station.
6. **Landscaping and Screening:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment incorporates a landscaping exhibit for the Property specific to the Curb Side Pickup Station use, and requires that the landscaping be in substantial compliance with the exhibit. As a result, the UDO standards would not apply to this area of the PUD.
7. **Sign Standards:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment allows one hundred (100) square feet of signage for the Curb Side Pickup Station, in addition to the signage otherwise permitted in the District. Additionally, the proposed amendment requires that all signs be either reverse channel letter or externally lit with gooseneck light fixtures. The proposed amendment also requires that ground identification signs be architecturally compatible with the building architecture, and incorporates exhibits portraying the signage to be used in the development.
8. **Architectural and Streetscape Design Standards:** The proposed amendment incorporates Character Exhibits for the Curb Side Pickup Station to establish the applicable architectural character. As a result, the UDO’s architectural standards would not apply to this area of the PUD.

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is

envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The northeast corner, where this parcel is located, was used commercially before the Addendum was created. It was included in the Addendum to ensure that any future development of the site be cohesive with the vision of the Addendum.

The petitioner has worked with the Spring Mill Station Task Group to ensure that the proposed development meets the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

PUBLIC COMMENTS

One written comment was received prior to the public hearing. Comments made during the hearing can be found in the minutes of the June 1st meeting. Any additional written comments that are received prior to Monday’s meeting will be added to the existing Public Comments exhibit uploaded to the Plan Commission’s August 17th agenda.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing, the petitioner has modified the sign standards to require that all signs be either reverse channel letter or externally lit with gooseneck light fixtures. Sign exhibits have also been incorporated into the ordinance. Additionally, the petitioner will install directional striping to the area between the pickup canopy and building to discourage vehicles from entering the Curb Side Pickup Station from the west (front of the building) instead of from the east (rear of the building).

STAFF RECOMMENDATION

The Petitioner has satisfactorily addressed the Department’s comments and incorporated the Department’s recommendations into the proposed ordinance and Concept plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.